



VILLAGE OF KEY BISCAYNE

Office of the Village Manager

Village Council

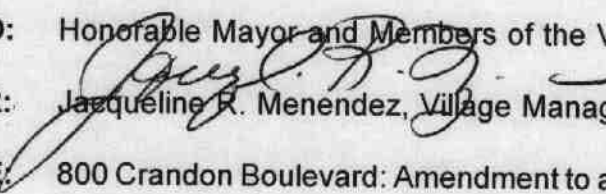
Robert Oldakowski, *Mayor*
Jorge E. Mendia, *Vice Mayor*
Martha Fdez-León Broucek
Carol Diaz-Castro
Mortimer Fried
James L. Peters
Robert L. Vernon

DT: January 13, 2004

Village Manager

Jacqueline R. Menendez

TO: Honorable Mayor and Members of the Village Council

FR:  Jacqueline R. Menendez, Village Manager

RE: 800 Crandon Boulevard: Amendment to an Approved Signage Program

RECOMMENDATION

It is recommended that the Council amend the sign program for property at 800 Crandon Boulevard to permit one additional sign facing Mashta Drive. The sign will have copy reading "Key Languages" and is located on the second floor of the building.

EXPLANATION

On January 29, 2002, the Village Council approved the below signage program for property at 800 Crandon Boulevard:

1. Signage is limited to one sign per establishment. The storefront facing Crandon Boulevard is limited to one sign. The storefront facing Mashta Drive is limited to one sign. Signage shall have one line of letters.
2. Signage shall be 18 in. letters, reverse channel-back lite, and dark blue as per the sample provided with this application. The letters shall be Helvetica Medium.
3. An illuminated sign facing the La Phare Condominium is permitted subject to the stipulation listed in the January 29, 2002 letter from the President of the Association.

The Council established that the property would have no more than one sign facing Crandon Boulevard and one sign facing Mashta Drive. Signage on the building complies with this limitation. The applicant, Key Languages, Inc. wishes to place a sign on the second floor wall facing Mashta Drive. This means there will be two signs facing Mashta Drive while the sign program only provides for one. Key Languages occupies space on the second floor facing Mashta Drive. The proposed sign is consistent with the design requirements established by the Council. Since the proposed sign is reverse channel and illuminated from the rear, it will not project light onto adjacent properties.



VILLAGE OF KEY BISCAINE

Department of Building, Zoning and Planning

Village Council
Joe I. Rasco, Mayor
Martha Fdez-León Broucek, Vice Mayor
Scott Bass
Alan H. Fein
Mortimer Fried
Gregory C. Han
Robert Oldakowski

Director
Jud Kurlancheck, AICP

PLANNING AND ZONING APPLICATION

Date Filed: 12/23/03

File # A-1
to be completed by staff

1. REQUEST FOR:

- | | |
|--|--|
| <input type="checkbox"/> SUPERVISORY VARIANCE | <input type="checkbox"/> AMENDMENT TO ZONING ORDINANCE |
| <input type="checkbox"/> ADMINISTRATIVE VARIANCE | <input type="checkbox"/> SPECIAL EXCEPTION |
| <input type="checkbox"/> REGULATORY VARIANCE | <input type="checkbox"/> AMENDMENT TO THE COMPREHENSIVE PLAN |
| <input type="checkbox"/> APPEAL OF AN ADMINISTRATIVE DECISION | <input type="checkbox"/> ZONING DISTRICT CHANGE |
| <input type="checkbox"/> SITE PLAN APPROVAL | |
| <input type="checkbox"/> CONDITIONAL USE | |
| <input checked="" type="checkbox"/> OTHER <u>AMENDMENT OF SIGN PACKAGE FOR 800 CRANDON BLVD.</u> | |

Explain your request:

APPROVAL OF TENANT STOREFRONT SIGN
IN ORDER TO ESTABLISH A SIGN PACKAGE
FOR A MULTITENANT COMMERCIAL PROPERTY.

2. Street Address of Property: 800 CRANDON BLVD.

Legal Description: Lot(s) TRD D Block 13

Subdivision: KEYS KEY ESR. TR50-61

3. Name of Applicant: KEY LANGUAGES, INC.
CASSIA SILVA, PRES.

Mailing Address of Applicant: 800 CRANDON BLVD., SUITE 101

Business Telephone: 305 3655330 Home: 305 3616211 Fax: 305 3658255

4. Name of Property Owner if Different from Applicant: TRE REAL ESTATE INVESTMENTS
Robert J. J. Pres.

Address of Property Owner if Different from Applicant: _____

Business Telephone: 305 3612118 Home: _____ Fax: 305 3612138

5. Contact Person: Name CASSIA SILVA Address _____
Phone Number _____ Fax _____
6. Name/address of anyone else who should receive notice of the hearing?

7. If applicant is owner, indicate date purchased: _____
8. If applicant is lessee, indicate date leased 03/20/03 Years 1 (OPTION TO RENEW)
9. Is there an option to purchase the property? Yes () No (X)
10. Is the request the result of a violation notice? NO If yes, attach a copy of the violation.
11. Existing use of property commer. If residential, how many apartments _____ hotel units _____. If commercial, how many sq. ft. 800 in your space. Single family home? Yes () No (X)
12. If this application pertains to an Appeal of a Administrative Decision, indicate the basis of the appeal. (If necessary attach additional explanation)

13. If this is a request for a variance, the Code requires that you substantiate why this request should be granted. In order to do this properly, please indicate how your request complies with the following standards:
- a. Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.

- b. Is compatible with the surrounding land uses and would not be detrimental to the community.

14. If this is a request for any other type of application, please see staff for a listing of the evaluation criteria.
15. All supporting data and exhibits submitted with this application become a permanent part of the public records.

Date _____ Name (Type or Print) CASSIA SILVA Address 800 CRANDON BLVD #101 Signature Cassia Pupo Silva

Date _____ Name (Type or Print) _____ Address _____ Signature _____

Date _____ Name (Type or Print) _____ Address _____ Signature _____

If you need additional signatures please use the above format.

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the Zoning Regulations. (I)(we) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(we) understand that the application and attachments become part of the official records of the Village and are not returnable.

Signature of Applicant: KEY LANGUAGES, INC. Cassia Pupo Silva Date _____

Signature of Owner: PRIME INVESTMENT INC. Robert Daniel Date _____

Application Received by: Ⓟ Date 11/8/07 Complete

Approved by: _____ Date _____

AFFIDAVITS

Complete one or more of the following that relates to your request.

Tenant or Owner Affidavit (If tenant is applicant then owner must sign owner/power of attorney affidavit)

I, CASSIA SILVA, being first duly sworn, depose and say that I am the owner/tenant of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all supplemental data attached to and made a part of the application are honest and true to the best of my knowledge and belief.

I, _____, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me this
11 day of DEC by CASSIA SILVA
Name of person making statement



Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

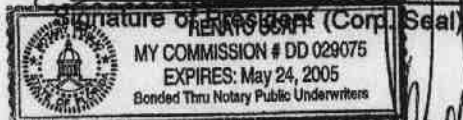
Corporation Affidavit

I, CASSIA SILVA, being first duly sworn, depose and say that we are the President/Vice President, and Secretary/Ass't. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application and all supplemental data attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing.

I, _____, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me this
11 day of DEC by CASSIA SILVA
Name of person making statement



Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name of Notary Public
Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

Owner/Power of Attorney Affidavit

I, being duly sworn, depose and say that I am the owner of the described real property and that I am aware of the nature and effect the request for: AMENDMENT OF SIGN PACKAGE

relative to my property, which is hereby made by me OR I am here by authorizing CASSIA SILVA to be my legal representative before the Village Council.

I, _____, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me this
11 day of Dec by Roberto Cambo
Name of person making statement

TRO RE INVESTMENTS INC
Roberto Cambo Pres.
Signature of Owner

A. Martell-Molina
Signature of Notary Public - State of Florida



Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

RESOLUTION NO. SIGN 2002-02

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAIYNE, FLORIDA; APPROVING A MULTITENANT SIGN PACKAGE FOR A SHOPPING CENTER AT 800 CRANDON BOULEVARD.

WHEREAS, TRC RE. Investments has applied for a multitenant sign package at 800 Crandon Boulevard; and

WHEREAS, the Village Council at its meeting of January 29, 2002 completed a duly advertised public hearing thereon;

WHEREAS, the Village Council has determined that the request is consistent with the below Multitenant Sign Design Guidelines:

- (1) Number of items: No more than five items shall be contained in any one sign.
- (2) Entrance feature: An entrance feature shall not be designed so as to effectively increase the size of a Sign.
- (3) Legibility: All Signs shall be designed to be clearly legible.
- (4) Architectural features: Signs shall not be placed on decorative architectural features.
- (5) Building compatibility: The material and colors of all Signs shall be compatible with the materials and colors of the building.
- (6) Illumination of buildings by Externally Illuminated Signs: There shall be no such illumination of buildings facing residential properties. The illumination of other buildings by Externally Illuminated Signs shall not be brighter than the standard for parking lot and grounds lighting.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF KEY BISCAIYNE, FLORIDA AS FOLLOWS:

Section 1: That following review of the Building, Zoning, and Planning staff report and all submitted written and oral testimony received during the public hearing, the above specified multitenant sign request is hereby approved subject to the following:

1. Signage is limited to one sign per establishment. The storefront facing Crandon Boulevard is limited to one sign. The storefront facing Mashta Drive is limited to one sign. Signage shall have one line of letters.

2. Signage shall be 18 in. letters, reverse channel-back lite, and dark blue as per the sample provided with this application. The letters shall be Helvetica Medium.
3. An illuminated sign facing the La Phare Condominium is permitted subject to the stipulation listed in the January 29, 2002 letter from the President of the Association.

Section 2: That the Building, Zoning, and Planning Department is hereby directed to forward a copy of this resolution to the applicant.

PASSED AND ADOPTED THIS 5th DAY OF March, 2002.

VILLAGE OF KEY BISCAIYNE

VILLAGE COUNCIL



Mayor Joe I. Rasco

Filed in the office of the Village Clerk this 19th day of March 2002.

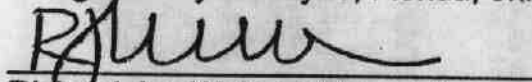
ATTEST:



Conchita H. Alvarez, CMC, Village Clerk

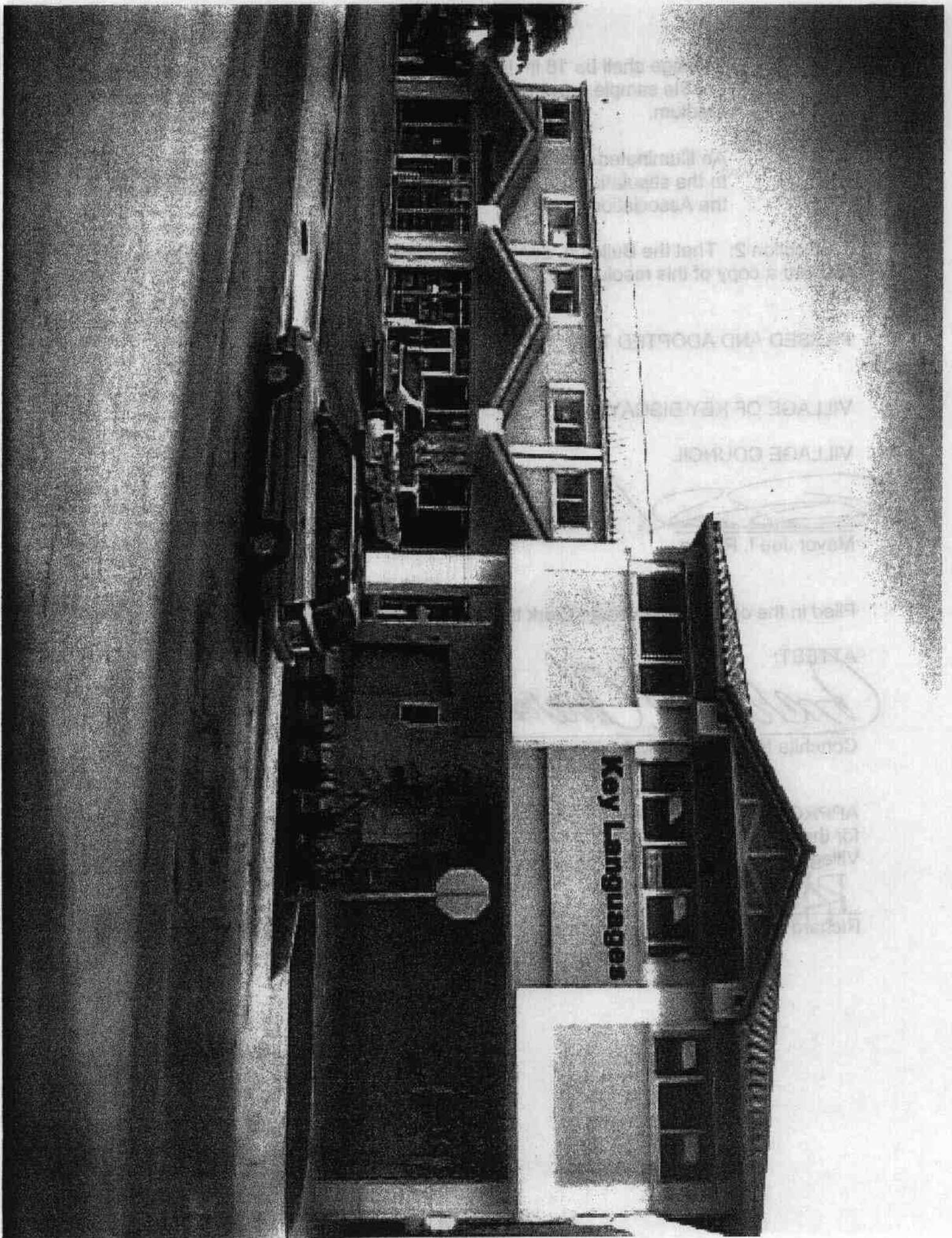


APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the
Village of Key Biscayne, Florida, only


Richard Jay Weiss, Village Attorney

This document was prepared by
Jud Kurlancheek, AICP, Director
Building, Zoning, and Planning Dept.

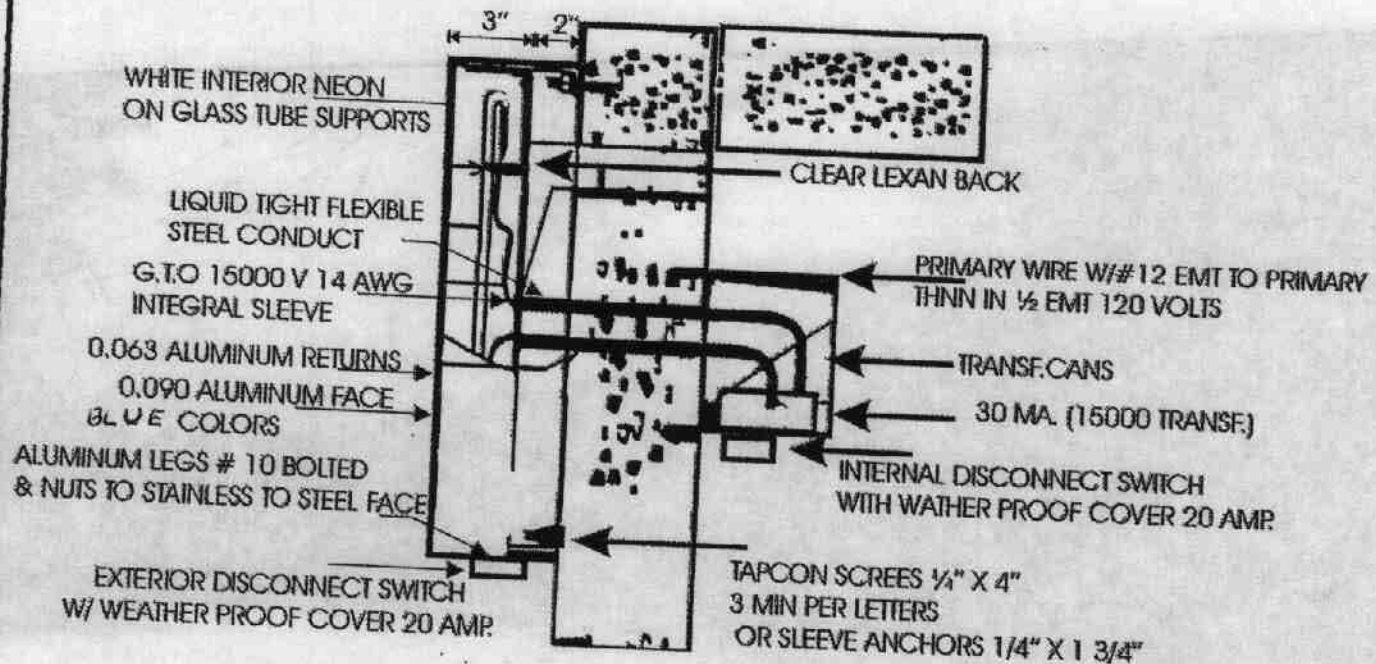

Jud Kurlancheek, AICP, Director







MOUNTING DETAILS BACK- LIGHT CHANNEL TRANSVERSAL VIEW



ELECTRICAL INFORMATION

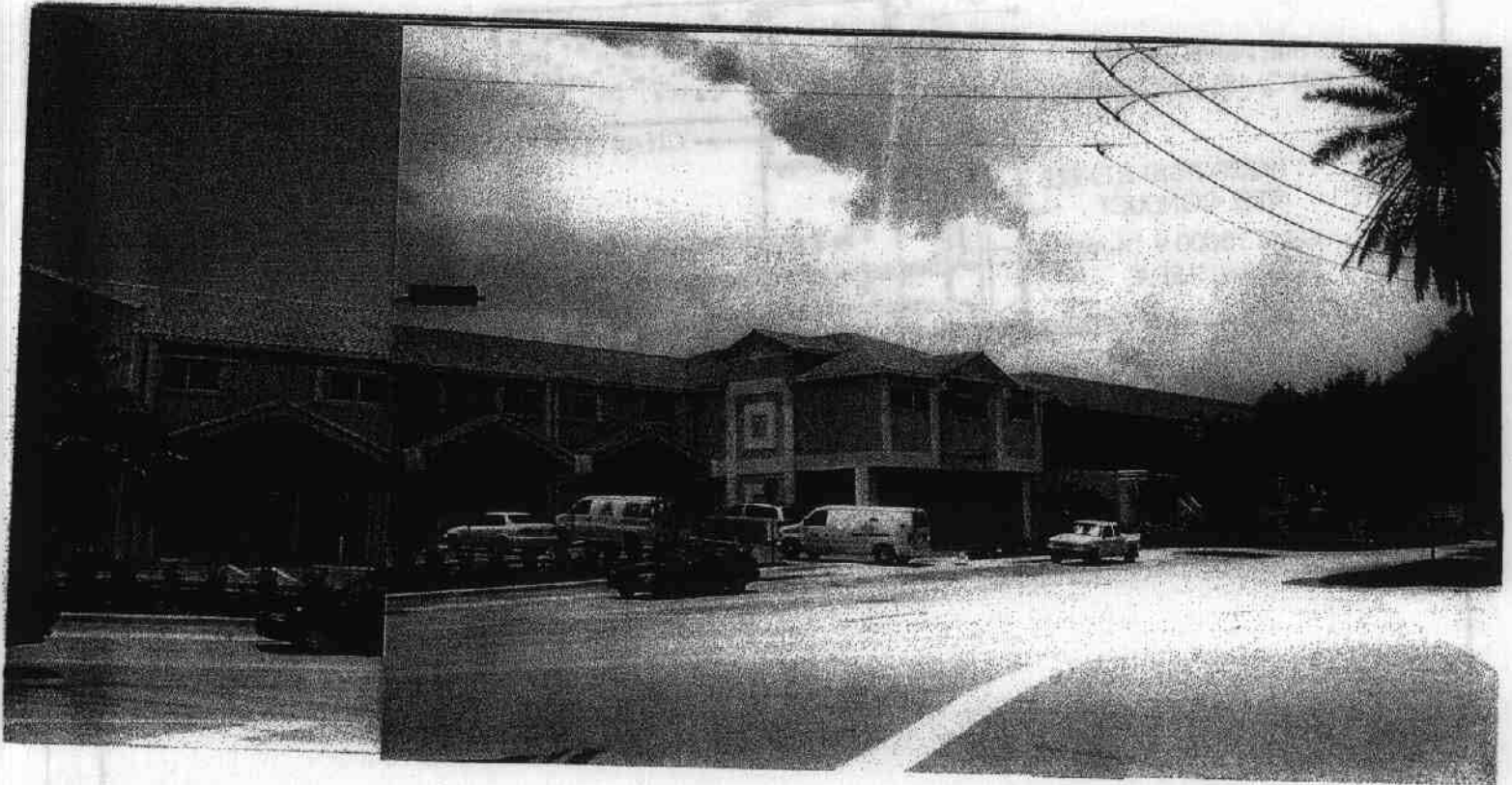
- A) (1) 15,000 / 30 MA TRANSF. 3.9 AMPS.
- B) ALL ELECT. COMPONENTS ARE U.L. LISTED
- C) 120 VOLTS. W/# 12 THIN WIRE
- D) EXTERNAL DISCONNECT SWITCH
- E) SIGN GROUNDED ACCORDING TO NEC 250
- F) DEDICATED 20 AMP CIRCUIT # 6 ELECTRIC PANEL
- G) ALL METAL PAINTED AS PER CODE
- H) TIME CLOCK (20 AMP) NEAR ELECTRICAL PANEL

CESAR ELECTRIC
3634 SW 112 AVE. MIAMI FL.
305-221-5721

600
CRANDON BLVD.

DRAWING BY
ARTHUR

MOUNTING DETAIL: BACK LIGHT CHANNEL
 REVERSE VIEW



ELECTRICAL INFORMATION
 ALL 115VOLT, 20 AMP, 2 POLE
 2 WIRE CIRCuits ARE USED
 (1) 115VOLT, 20 AMP, 2 POLE
 2 WIRE CIRCuits ARE USED
 FROM ELECTRICAL SERVICE TO EACH
 BAY. NO 115VOLT, 20 AMP, 2 POLE
 2 WIRE CIRCuits ARE USED
 IN THE CIRCULAR DRIVE AREA.

REVERSE
 VIEW

20 AMP, 2 POLE
 115VOLT

20 AMP, 2 POLE
 115VOLT